

June 16, 2020

Sarah Ezzio, Planner I
City of Ottawa Planning, Infrastructure & Economic Development
Development Review (South Services)
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Dear Ms. Ezzio:

**Re: Proposed Development of 2 Bill Leathem Drive, City of Ottawa
Planning Rationale**

This planning rationale letter is being submitted in support of an application for Site Plan Control for land known municipally as 2 Bill Leathem Drive in the City of Ottawa. The purpose of the application for Site Plan Control is to permit the development of a proposed speculative office building with associated warehouse space on the land.

SUBJECT LAND & SITE CONTEXT

The subject land is known municipally as 2 Bill Leathem Drive and is described legally as Part of Lots 17 and 18, Concession 1, Rideau Front, Part 18 on Plan 4R-9089 save and except Part 1 on Plan 4R-11133 and that part of Part 18 on Plan 4R-9089 lying East of Part 1 on Plan 4R-11133, Nepean. The subject land has frontage of 99.93 metres on Bill Leathem Drive and is currently vacant. The subject land is located on the southwest side of Bill Leathem Drive, approximately sixty (60) metres south of the traffic roundabout located at the intersection of Longfields Drive and Bill Leathem Drive. The proposed development of the subject land will be limited to the northernmost portion of the subject land, having an area of approximately 1.2 hectares.

The subject land forms part of the South Merivale Business Park, which has been partially developed since its apparent establishment in the 1990s. The majority of the Business Park is designated and zoned to permit a variety of light industrial and other complementary and compatible uses.

Located to the north and to the west of the subject land is vacant land, predominantly used for agricultural purposes. Located to the south of the subject land is forested land, with low density residential uses beyond. Located to the east of the subject land is a mix of employment uses including a postal distribution center, a commercial utility office, an optical products manufacturer, and the national headquarters for a federal police service.



Figure 1: 2 Bill Leathem Drive (Southwest from Bill Leathem Drive)

PROPOSED DEVELOPMENT

The proposed development will consist of a 20,000 square foot (1,858 square metre) single storey office building with associated warehouse space, a parking area, and landscaping. The proposed building will consist of two separate units, each having its own exterior entrance at the front of the building and loading area at the rear. Two vehicular points of access are proposed, along with a proposed parking area to be located between Bill Leathem Drive and the front of the proposed building. Tenants of the two units have not been confirmed at this time.

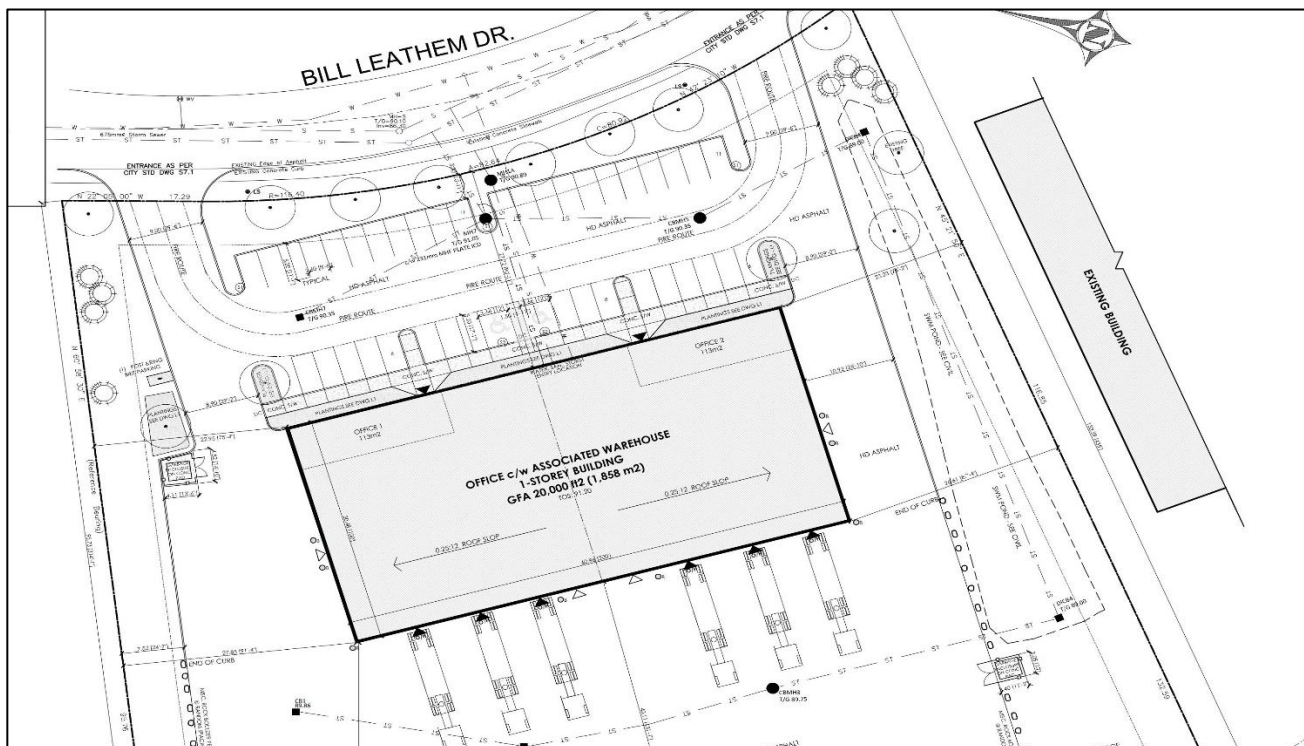


Figure 2: Extract from Proposed Site Plan

PLANNING POLICY & REGULATORY FRAMEWORK

The following section provides an overview of the applicable planning policies and regulations.

Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (the “PPS”) provides policy direction on land use planning matters of provincial interest, including the development of employment uses and the promotion of economic activity. The PPS notes that healthy, liveable, and safe communities are sustained in part through providing for the development of a mix of uses, including employment uses such as the proposed office with associated warehouse development.

The PPS provides that the City of Ottawa shall promote economic development through various measures, including ensuring suitable land and the necessary infrastructure is available for the development of employment uses. The City of Ottawa has identified and designated land for the development of employment uses based on factors such as access to transportation and logistics facilities, land use compatibility, and the availability of public services and infrastructure to support employment uses. The proposed development will be located within a designated Employment Area and will be compatible with and contribute to the diversity of employment uses in the area, while utilizing existing infrastructure.

The PPS indicates that natural areas and features must be protected, and that development on lands adjacent to natural heritage features are prohibited unless it is demonstrated that there will be no negative impacts on such features or their ecological functions. The subject land is adjacent to a wooded area that extends to the Kennedy Craig Forest. No negative impacts are anticipated based on preliminary and ongoing environmental review and fieldwork. An Environmental Impact Statement (“EIS”) is currently in progress and will be submitted with a subsequent submission to confirm same.

City of Ottawa Official Plan

The subject land is designated Urban Employment Area pursuant to Schedule B, Urban Policy Plan of the 2003 City of Ottawa Official Plan (the “Official Plan”). The purpose of such designation is to ensure that land within the urban boundary is available long term for business and economic activity uses, which will protect the economic wellbeing of the City of Ottawa. Both office and warehouse uses are permitted within this designation. The subject land abuts land designated Major Open Space; however, the proposed development will be limited to the northernmost portion of the subject land, away from the open space designation. As noted above, an EIS will be submitted with a later submission to identify and address any impact on the adjacent natural features.

The Official Plan provides that development can proceed only when it can be demonstrated there is adequate capacity and/or levels of service to support such development. A Servicing & Stormwater Management Report has been prepared and demonstrates there is adequate capacity to support the proposed development. A Traffic Impact Assessment has been completed and indicates that the proposed development will have little impact on the surrounding transportation network and will provide adequate facilities to meet the City of Ottawa’s Complete Streets design philosophy.

Nepean South Secondary Plan

The subject land is designated Prestige Business Park pursuant to Schedule A, Land Use Plan of the Secondary Plan for the South Nepean Urban Areas 1, 2, & 3 (the “secondary plan”). The subject land is further identified as part of the South Merivale Business Park (Area 3). Office and warehouse uses are permitted within this designation. The secondary plan notes that the subject land is within the Ottawa Airport Operating Influence Zone, however the proposed use is not noise sensitive and is therefore permitted.

The secondary plan provides design standards that are to be interpreted as approximations, with further details being provided in the implementing zoning by-law. The guidelines note that development fronting onto a collector road should generally be two to three storeys. While the proposed development is a single storey building, the proposed height of 8.9 metres will maintain the intent of the guideline as it exceeds the typical average single storey height.

The guidelines highlight the importance of both street trees and sidewalks to define the streetscape and encourage pedestrian circulation, respectively. The existing sidewalk located along Bill Leathem Drive will be maintained and a mix of deciduous trees, having calipers of no less than 7 centimetres, will be planted adjacent to same. The guidelines indicate that parking is to be located to the rear and side of commercial buildings to encourage pedestrian friendly design and architecture. The proposed parking area will be in front of the building which allows for the loading activities/area to be located at the rear of the building, with access to same being provided at the sides of the proposed building. The parking area will be enhanced by a variety of proposed coniferous and deciduous tree plantings, as well as a number of proposed planting beds, and will be sited adjacent to Bill Leathem Drive, similar to existing parking areas in the vicinity. It is noted that the zoning by-law permits parking to be located within the front yard.

City of Ottawa Zoning By-law No. 2008-250

The subject lands are zoned Light Industrial, Subzone 9, South Merivale Business Park (IL9) pursuant to City of Ottawa Zoning By-law No. 2008-250 (the “zoning by-law”). The proposed uses are permitted within the Light Industrial, Subzone 9, South Merivale Business Park zone. The table below identifies the applicable zoning standards for the IL9 zone, as well as general zoning standards relating to required parking, and demonstrates the proposed development’s compliance with same.

Table 1: Overview of Zoning Compliance

Regulation	Required	Provided	Compliance
Minimum Lot Area	3,000m ²	12,114m ²	Yes
Minimum Lot Width	50 m	119.3	Yes
Minimum Front Yard Setback	6m	27.7	Yes
Minimum Rear Yard Setback	6m	34.9	Yes
Minimum Interior Side Yard Setback	6m	22.9	Yes
Maximum Lot Coverage	60%	15%	Yes
Maximum Building Height	22m	8.9m	Yes
Minimum Width Landscaped Area (Abutting Street)	3m	3.3m	Yes

Regulation	Required	Provided	Compliance
Minimum Required Parking Spaces (Vehicle)	19 (6 office, 13 warehouse)	42	Yes
Minimum Required Parking Spaces (Bicycle)	1	1 (post & ring)	Yes
Minimum Required Loading Spaces	1	6	Yes

As detailed above, the proposed development will comply with the regulations of the Light Industrial, Subzone 9 zone.

CONCLUSION

The proposed development is an appropriate use of the subject property, is in conformity and compliance with the applicable policies and regulations, is in the public interest, and represents good planning.

Respectfully submitted,



Benjamin Clare, MCIP RPP
Senior Land Use Planner